



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: Plot comprising in S.No: 25/2 of Agaramel Village, Thiruvallur District. CMDA approved layout no PPD/Lo No: 115/2021 in Lr No: Layout-1/0058/2021 dated 04.08.2021. The Commissioner, Poonamallee Pachayat Union forward to the President, Agaramel panchayat affixing the seal in the approved layout in Lr RC No: 01/21-22 dated 04.10.21

Date: 16-10-2023

Thiru.Mohamed Abdul Azeez, (Name of the Promoter)

No: AH, 199, 3rd Street, (Address of the Promoter)
Shanthi Colony, Anna Nagar,
Chennai-600 040. Email: azeeztm@yahoo.com

Subject: Certificate for "UNICON ANEVUE" (Name of the project)

Ref: TN/02/Layout/0521/2021 (TNRERA Registration Number)

Sir,

I, Alex Christopher (name of the Architect/ Licensed Surveyor) having License No. RE No:200282019 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at UNICON AVENUE (name of the project) situated on the Plot bearing Survey no./ Plot no. S.No 25/2 demarcated by its boundaries (latitude and longitude of the end points) Lat 13°02'3.9"N Log 8°4'43.8 to the North EXSITING ROAD to the South S.NO.42 to the East S.NO.25/1 to the West of Division S.NO.26 & 27 Village AGARAMEL Taluk POONAMALLEE District THIRUVALLUR measuring 6100 sq. mts. Being developed by Mohamed Abdul Azeez (Name of the Promoter).

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by CMDA (Name of the sanctioned authority) vide Planning Permission No. 115/2021 dated 04.08.2021 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No. 200282019)


Er.J.ALEX CHRISTOPHER M.E.,MBA.,M.Sc (Val)
REGISTERED ENGINEER No.200282019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur,
Chennai -600 099.
Mob: 94449 43507 / 94983 85806

Enclosed:

Photographs of all sides of site







our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate